



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN

Hoboken Planning Board
94 Washington Street
Council Chambers
Hoboken, New Jersey 07040

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PLEASE TAKE NOTICE the Planning Board will hold a Subdivision and Site Plan Review Committee meeting on **Wednesday, December 10, 2014 at 7:00PM** in the Council Chambers of City Hall at 94 Washington Street, Hoboken, NJ 07030. A copy of said applications and related documents are on file with and may be inspected by all interested parties in the Planning and Zoning Boards Offices at Hoboken City Hall, located at 94 Washington Street, Hoboken, New Jersey 07030, between 9:00 a.m. and 4:00 p.m., Monday through Friday. For additional information or assistance please contact the Board Secretary, Patricia Carcone, at 201-239-6650 or email pcarcone@hobokennj.gov.

- 1) **Meeting Called to Order**
- 2) **Open Public Meeting Statement**
- 3) **Roll Call and Flag Salute**
- 4) **Administrative Matters**
- 5) **Matters Scheduled for Review:**

Location: 122 Willow Avenue

Block 33 Lot 23

Applicant: Castelo Properties LLC

Summary: Minor Site Plan review, Conditional Use approval and variances for the expansion of a bakery operation into a retail bakery, restaurant and bar in the R-3 Residential Revitalization Zone;

Variances: C" –Lot Coverage

Attorney: Robert Matule

Architect: Minervini Vandermark

6) Next Regular Meeting Dates: January 6, 2015

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Robert Matule Esq., Ann Holtzman